



TOWN OF STRATFORD RESOLUTION

**No. PH014-2025 – SD009-25 – R & D Builders –
Forest Trails Phase 4 (PID 289512) –
7-Lot Preliminary Subdivision Approval**

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

June 11, 2025

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Jody Jackson

WHEREAS An application has been received from R & D Builders to revise the fourth phase of the Forest Trails subdivision, located on parcel numbers 289512 (approximately 11.3 acres in total area), located at the end of Hollis Avenue into nine (9) lots within the Medium Density Residential (R2) with a Sustainable Subdivision (SS) Overlay Zone; and

WHEREAS the purpose of this subdivision application is to facilitate the creation of 5 lots for residential development (Lots 1, 2, 3, 4, 10), 2 lots for Greenspace (Lots 0-6 & 0-7), the Hollis Road Extension (R-5) and a small Remnant Land lot (Lot 24-A1); and

WHEREAS each of the proposed lots meet the minimum lot standards, for the future residential developments consisting of Stacked Townhouses and Multi-Unit Dwellings; and

WHEREAS correspondence was received from the Department of Transportation and Infrastructure, in December 2024 regarding extension of Hollis Avenue which stated that they do not see the need for a traffic study to be conducted for this proposed road extension and future development

WHEREAS a Standard Watercourse and Wetland Delineation report, from Fundy Engineering, was submitted to the Town and the Department of Environment, Energy and Climate Action, from R & D Builders outlining revised boundaries of the wetland on the subject lands in early January 2025;

WHEREAS correspondence was received from the Department of Environment, Energy and Climate Action, in late January 2025, agreeing to work with R & D Builders in the determination of the final boundaries of the wetland and determine if compensation would be required;

WHEREAS a preliminary storm drainage plan completed by SCL Engineering, was submitted by R & D Builders to the Town in March 2025, that showed that the property can be graded properly to direct water away from neighbouring properties and towards Hollis Avenue;

BE IT RESOLVED that preliminary subdivision approval be granted to an application SD004-24, from R & D Builders to revise the Fourth phase of the Forest Trail subdivision, located on parcel number 289512 (approximately 11.3 acres in total area), into 7 lots, in accordance with the following conditions:

1. Conformance with the Overall Site Plan prepared by Mantha Land Surveys Inc., File Number 24-J-3, Drawing Number M-24-46, Dated February 13, 2024.
2. That Lot 1 and Parcel 24-A1 shown on the survey plan identified in Condition #1, be amalgamated with Parcel 0-7.
3. That the applicant work with the Department of Environment, Energy and Climate Action (EECA) to determine the final location of the wetland boundary on Lots 2, 3 & 4.
4. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines to be approved by both the Department of Transportation (DTI) and the Town.
5. That an overall grading plan be designed by a licensed engineer to set the finished floor and pad elevations for each of the lots in coordination with and including the proposed paths of drainage for each lot to be approved by the Town.
6. That an erosion and sedimentation control plan be designed by a licensed engineer using the Town's Erosion and Sedimentation Control Guidelines to be approved by both DTI and the Town.
7. That the extension of Hollis Avenue shall be designed in accordance with the provincial road standards of DTI and that a Subdivision Road Agreement shall be executed.
8. That the sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement shall be executed along with the payment of all applicable capital contribution fees required by the Stratford Utility Corporation (SUC).
9. That the Developer shall enter into a Subdivision Agreement with the Town to be registered to the property at the cost of the Developer.
10. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mailbox(s) in new subdivisions.
11. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
12. That Preliminary approval shall be valid for a period of 3 years from the date of Council's approval on June 11, 2025.

This resolution bears the recommendation of the Planning, Development, and Heritage Committee as discussed at a meeting held on June 2, 2025.